



THE CITY OF SAN DIEGO
TO THE PARK AND RECREATION BOARD

DATE ISSUED: October 18, 2018

REPORT NO. 201

ATTENTION: San Diego Regional Park Improvement Fund Oversight Committee
Agenda of October 18, 2018

SUBJECT: Semi-Annual Projects Update - Allocation and Expenditure of Regional
Park Improvement Funds

SUMMARY

This report provides an update on the projects with Regional Park Improvement Funds from revenues received for the Fiscal Years 2010 through Fiscal Year 2019 first quarter. This is an information item only. There are no actions required for this item.

BACKGROUND

The San Diego Regional Park Improvement Fund (Regional Park Fund) is one of two Capital Improvements Program funds to receive Mission Bay Park lease revenues from leaseholds in Mission Bay Park. The other fund is the Mission Bay Park Improvement Fund. The two funds were established by voter approval of revisions to the City Charter, Article V, Section 55.2 and became effective July 1, 2009, within the start of Fiscal Year 2010. Charter revisions were approved and went into effect on December 19, 2016, modifying the allocation percentage between funds.

Per the Charter, the Regional Park Fund is derived from the first \$3.5 million available or 35%, whichever is greater, of the excess revenue received over a threshold amount of \$20 million in Mission Bay leasehold revenues. The first \$20 million of Mission Bay leasehold revenues goes into the City's General Fund and may be used for any municipal purpose.

The purpose of the Regional Park Fund is to support capital improvements projects in San Diego Regional Parks, as identified in the City Charter or by City Council Ordinance. San Diego Regional Parks include Chollas Lake Park, Balboa Park, Mission Trails Regional Park, Otay Valley River Park, Presidio Park, San Diego River Park, Torrey Pines City Park (City Council Ordinance O-20088), Chicano Park (Ordinance O-20311), open space parks and coastal beaches along with contiguous coastal parks.

Fund allocations were made at the recommendation of the Parks and Recreation Department pursuant to the Oversight Committee approval as a means to address funding needs for ongoing regional park CIP projects to cover changes in project scope and construction change orders, develop a long-range funding strategy for future multi-million dollar projects and have funding available for grant match opportunities

Table 1 summarizes the amount of funds received per City Charter Section 55.2 distribution thresholds, allocated to CIP Projects as per prior Oversight Committee approvals and available to date (Carry-Over Balance) by fiscal year. The Carry-Over Balance shown below does not include interest earned by the fund over the years.

City Charter Article V, Section 55.2(a)(1) states Capital Improvement means “physical assets, constructed or purchased, or the restoration of some aspect of a physical or natural asset that will increase its useful life by one year or more or which constitutes an environmental ‘improvement’ of a natural asset.” To that end, the Oversight Committee approved allocations of Regional Park Funds in the Capital Improvement projects summarized below by Fiscal Year.

Table 1: Regional Park Fund Revenue, Allocation and Carry-Over by Fiscal Year

Fiscal Year	Fund Balance	Mission Bay Park Lease Revenue	Interest Earnings	Project Allocations + Balances	Total
2011	\$4,543,759.00	\$1,695,825.00	\$51,198.00	\$(2,236,051.00)	\$8,526,833.00
2012	\$5,717,790.00	\$2,500,000.00	\$53,336.00	\$1,416,726.00	\$6,854,400.00
2013	\$6,854,567.00	\$2,500,000.00	\$39,403.00	\$1,061,636.00	\$8,332,334.00
2014	\$8,560,201.00	\$2,500,000.00	\$38,998.00	\$843,552.00	\$10,255,647.00
2015	\$10,268,454.00	\$2,500,000.00	\$55,608.00	\$4,102,772.00	\$8,721,290.00
2016	\$11,207,035.00	\$3,511,501.00	\$83,423.00	\$4,739,473.00	\$9,979,063.00
2017	\$13,430,853.00	\$3,595,326.00	\$128,346	\$5,076,317.00	\$11,949,861.00
2018 ¹	\$15,568,901.00	\$3,905,026.00	\$0	\$7,524,066.00	\$11,949,861.00

DISCUSSION

The status of projects partially or wholly funded by the Regional Park Improvement Fund are described below:

Old Mission Dam Preservation, WBS # S00611 – City Council District 7

Total Project Cost: \$ 917,933

The project received a Fiscal Year 2010 Regional Park Improvement Fund allocation in the amount of \$315,000 to complete the Mitigation, Monitoring, and Reporting Program (MMRP) requirements associated with the 2008 dredging of the historic dam and approvals for permitting

¹ Fiscal Year 2017 data is derived from the Fiscal Year 2018 Adopted Budget. At the time of publication, audited financial statements for Fiscal Year 2017 were not available. Therefore, the Fiscal Year 2017 column reflects final budgeted revenue and expense amounts from the Fiscal Year 2017 Adopted Budget.

the long-term dredging. The five-year mitigation and monitoring was expected to be completed in Fiscal Year 2018, however, due to the default by the Contractor, it was extended pending the negotiation with the bonding agency. Negotiation with resource agencies is in progress to finally sign off on the project.

Mitigation monitoring is scheduled to complete in Fiscal Year 2020.

Mission Trails Regional Park Multi Trail System, WBS # S10066 – City Council District 7

Total Project Cost: \$200,000

The project received Regional Park Improvement Fund allocation of \$300,000 in FY10. In FY 2011 the allocation was reduced to \$200,000 to provide for design, engineering and construction of approximately 5,000 linear feet of new (realignment) trail and rehabilitation of approximately 3,500 linear feet of existing trail. \$115,000 was transferred from this project in Fiscal Year 2017. Project is currently going through park master plan and environmental assessment which is anticipated to take approximately one year to complete. This project is managed by Parks and Recreation Department.

Construction is scheduled to complete in Fiscal Year 2020.

Cowles Mountain Trail – Mission Trails, WBS # S10065 – City Council District 7

Total Project Cost: \$400,000

The project received a Fiscal Year 2011 Regional Park Improvement Fund allocation in the amount of \$400,000 to provide for design, engineering, construction, and installation of structures, as well as the rehabilitation and installation of appropriate material to re-establish approximately 2,000 linear feet of existing trail. \$100,000 was transferred from this project in Fiscal Year 2017. This project is managed by Parks and Recreation Department.

Construction is scheduled to be completed in Fiscal Year 2019.

Coastal Beach Access, WBS # B14073 – City Council District 2

Old Salt Pool, Capri by the Sea and Orchard Avenue

Total Project Cost: \$450,000

This project received a Fiscal Year 2012 Regional Park Improvement Fund allocation of \$310,000. Due to emergency project *100-202 Coast Blvd.*, \$377,895 was reallocated from project per Oversight Committee Action in Fiscal Year 2017. \$329,879 was added back in Fiscal Year 2017. \$150,000 is being added in Fiscal Year 2018. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the repair and re-construction of three coastal access stairs at Old Salt Pool in Ocean Beach just south of the OB pier, Capri by the Sea in Pacific Beach, and Orchard Avenue in Ocean Beach.

The design phase was complete, however the Site Development Permits (SDP) and Coastal Development Permits (CDP) had expired and new permit applications were submitted and has

been approved by council.

Construction started and is scheduled to complete in Fiscal Year 2019.

Chollas Lake Park Playground Renovations, WBS # S14002 – City Council District 4

Total Project Cost: \$1,976,844

The project received \$973,565.28 in Fiscal Year 2012. \$300,000 was added to this project via Council Action in Fiscal Year 2018. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the design and construction of two playgrounds at Chollas Lake Park to replace existing playgrounds.

Construction started in Fiscal Year 2018 and is scheduled to complete in Fiscal Year 2019.

California Tower Seismic Retrofit, WBS # L12003.2 – City Council District 3

Total Project Cost: \$4,061,399

This Project received a Fiscal Year 2013 Regional Park Improvement Fund allocation of \$750,000, \$750,000 in Fiscal Year 2016, \$228,787 in Fiscal Year 2017, and \$650,000 in Fiscal Year 2018. The Regional Park Improvement Fund in combination with other funding sources will be utilized for the design and construction of seismic enhancements of the tower. Design was completed in Fiscal Year 2017. Construction has been postponed due to a delay in FEMA grant funds and to a request by Museum of Man management. Coordination with the Plaza de Panama project continues to mitigate any construction impacts.

Construction is expected to start in Fiscal Year 2019 and to be completed in Fiscal Year 2020.

Mohnike Adobe and Hay Barn Restoration, S13008 – City Council District 5

Total Project Cost: \$2,697,000

This project received a Fiscal Year 2013 Regional Park Improvement Fund allocation of \$500,000, an additional \$500,000 in Fiscal Year 2015, and an additional \$1,000,000 in Fiscal Year 2018.

Funds from this project were reallocated to fund both the emergency repairs of the coastal access stairs at 100-202 Coast Boulevard project B-17029 and the three beach access projects at Old Salt Pool, Capri by the Sea and Orchard Avenue (B-14073). The reallocation the Oversight Committee approved was up to \$1,000,000 of Regional Park Improvements, but once remaining charges to Mohnike Adobe and Hay Barn Restoration were reconciled, the final amount transferred was \$852,402.

\$633,651 of RPIF funds were reallocated in Fiscal Year 2019 to fund an emergency project for Ladera St Beach Access Stairway Emergency Project (B-19009).

Design phase started in Fiscal Year 2018 and to complete in Fiscal Year 2020.

Construction Phase is estimated to start in Fiscal Year 2020 and to complete in fiscal year 2021.

Sunset Cliffs Natural Park - Hillside Improvements, WBS #L16001.1 & L16001.2 (WBS # S10091) – City Council District 2

Total Project Cost: \$1,000,000 (Phase IA- L16001.1); \$3,200,000 (Phase IB – L16001.2)

The project received a Fiscal Year 2012 Regional Park Improvement Fund allocation of \$270,000, \$1,100,000 of Fiscal Year 2014 funds, and an additional \$1,000,000 in Fiscal Year 2018.

Construction of Phase I improvements were completed in Fiscal Year 2016 and are presently in the five year MMRP phase, expected to be complete in Fiscal Year 2021.

Construction of Phase II started in Fiscal Year 2018 with major completion in Fiscal Year 2019. Five year MMRP for Phase 1B should end Fiscal Year 2023.

Sunset Cliffs Natural Park - Removal of Lomaland Dr. and Ladera Street structures, WBS # L14005.1– Phase I- City Council District 2

Total Project Cost: \$835,000

This project received Fiscal Year 2015 Regional Park Improvement Fund allocations of \$456,000. The scope of Phase I will address the removal of the estate houses, re-grading and re-vegetating the affected areas, the construction of needed drainage facilities, and the construction of trails and overlooks consistent with the community master plan.

Design started in Fiscal Year 2016.

Construction is estimated to start in Fiscal Year 2020 and complete in Fiscal Year 2021.

Sunset Cliffs Natural Park - Drainage Improvements, WBS # L14005.2 –Phase II- City Council District 2

Total Project Cost: \$4,000,000

This project received Regional Park Improvement Fund allocations of \$1,000,000 in Fiscal Year 2013 and 1,000,000 in Fiscal Year 2015. The scope of the Phase II will address the overall drainage issues and the current erosion within the park.

Design started in Fiscal Year 2016.

Construction is estimated to start in Fiscal Year 2020 and be complete in Fiscal Year 2021.

La Jolla Parkway/Mt Soledad Erosion Control, WBS # B10089 - City Council District 1

Total Project Cost: \$2,584,523

This project received a Fiscal Year 2015 Regional Park Improvement Fund allocation of \$500,000 to prepare an alternative analysis study to address the repair of the failing brow ditches and stabilize the slope on the east side of La Jolla Parkway. The feasibility study was completed in Fiscal Year 2018.

Design started in Fiscal Year 2018 and is estimated to be complete by Fiscal Year 2019.

Construction is estimated to start in Fiscal Year 2019 and to complete in Fiscal Year 2020.

Junipero Serra Museum Accessibility Improvements, WBS # S15034 - City Council District 3

Total Project Cost: \$2,267,767

The project received a Fiscal Year 2015, Fiscal Year 2016, and Fiscal Year 2018 Regional Park Improvement Fund allocations of \$500,000 each year to address accessibility needs at the museum.

Design started in Fiscal Year 2018 and is estimated to complete by Fiscal Year 2020.

Construction is estimated to start in Fiscal Year 2020 and be complete in Fiscal Year 2021.

Balboa Park West Mesa Comfort Stations Replacement, WBS # S15036 - City Council District 3

Total Project Cost: \$1,892,574

This project received \$1,000,000 in Fiscal Year 2014 Regional Park Funds to replace two existing comfort stations with new facilities on the West Mesa of Balboa Park. In Fiscal Year 2017, \$300,000 of Regional Park Funds were added to this project and \$200,000 in Fiscal Year 2018.

The design phase was completed in Fiscal Year 2018.

Construction started in Fiscal Year 2018 and to be completed in Fiscal Year 2019.

EB Scripps Park Comfort Station Replacement, WBS # S15035 - City Council District 1

Total Project Cost: \$2,930,000

This project received \$250,000 in Fiscal Year 2014 Regional Park Funds for the preparation of construction documents for the replacement of the existing comfort station located at the EB Scripps Park. An additional \$700,000 in Regional Park Funds was added in Fiscal Year 2017.

Design started in Fiscal Year 2016 and expected to complete in Fiscal Year 2019.

The construction phase is expected to start in Fiscal Year 2019 and to complete in Fiscal Year 2021.

Balboa Park Bud Kearns Aquatic Complex, WBS # S17000 - City Council District 3

Total Project Cost: \$2,577,299

This project received \$500,000 in Fiscal Year 2017 Regional Park Funds and \$1,044,000 in Fiscal Year 2018 Commercial Paper Financing to replace pool mechanical systems (pump and motor), install new swimming pool recirculation system, install new sub-grade surge chamber, replace pool inlets and returns, deck edging and surface, and pool stairs. Other improvements

also include compliant pool markings, ADA improvements including path of travel, work in the men's and women's restrooms, drinking fountain replacement and signage, and gate and enclosure upgrades to meet compliance standards. Bud Kearns Aquatic Complex is located in the Morley Field area of Balboa Park.

Design phase started in Fiscal Year 2018 and will complete in Fiscal Year 2019.

Construction is estimated to start in Fiscal Year 2020 and complete in Fiscal Year 2020.

Chollas Lake Improvements, Phase 1 – Chollas Lake Electrical Service, WBS# L18001.1 – City Council District 4

Total Project cost: \$750,000

This project received \$143,733 in Fiscal Year 2018 Regional Park Funds. The improvement includes extending SDG&E service to the park and provide services to the park buildings.

The project is in the preliminary design phase.

Bermuda Ave Coastal Access & Seawall Repairs, WBS # B17110 – City Council District 2

Total Project Cost: \$1,400,000

The project received \$383,580 in Fiscal Year 2017 to replace the eroded stairs and seawalls.

Design phase started in Fiscal Year 2018 and expected to complete in Fiscal Year 2020.

Construction phase is expected to start in Fiscal Year 2021 and be complete in Fiscal Year 2021.

Santa Cruz Ave Access Stairs and Walkway, WBS # B18027 – City Council District 2

Total Project Cost: \$4,032,000

The project received an allocation of \$425,000 in Fiscal Year 2018 to repair or replace the stairs, walkways, and stabilize the fill slope.

The project is in the preliminary design phase.

Narragansett Avenue Access, WBS # B18026 – City Council District 2

Total Project Cost: TBD

The project received a Regional Park Fund allocation of \$375,000 in Fiscal Year 2018 for the repair and replacement of the stairs.

The project is in the preliminary design phase.

Casa de Balboa Fire Alarm, WBS # B17181 – City Council District 3

Total Project Cost: \$1.588M

The project received a Fiscal Year 2017 Regional Park Funds allocation of \$804,699. \$137,816 was transferred to S18002 Torrey Pines South Golf Course Improvement project in Fiscal Year 2018. The project will replace the fire alarm system within the building as required for safe and reliable operation of the system.

Design started in Fiscal Year 2018 and is expected to complete in Fiscal Year 2019.

The construction phase is expected to start in Fiscal Year 2019 and to complete in Fiscal Year 2020.

Ladera St Beach Access Stairway Emergency Project, WBS # B19009 – City Council District 2

Total Project Cost: \$1,800,000

The project will include removal of any potential loose material from the vertical cliff face, and grading back portions of the bluff that overhang the vertical face. The project received a Regional Park Fund allocation of \$1,733,651 in Fiscal Year 2019 as follows:

\$350,000 from AGF00006 Coastal Erosion (B18026 Narragansett Avenue Access and B18027 Santa Cruz Ave Access Stairs and Walkway, fund 200391);

\$296,693.76 from S15034 Junipero Serra Museum ADA Improvements (fund 200391);

\$149,979.85 from S13003 Chicano Park ADA Upgrades (fund 200391);

\$633,651 from S13008 Mohnike Adobe and Barn Restoration (fund 200391);

\$300,000 from AGF00005 Regional Park Improvements (fund 200391); and

\$3,326.39 from fund 200391 fund balance.

The Construction is expected to start and complete by Fiscal Year 2019.

OB Dog Beach Accessibility Improvements, WBS # B19000 – City Council District 2

Total Project Cost: \$669,000

The purpose of this project will provide ADA accessibility improvements needed to meet current ADA requirements.

The project scope of work calls for the ADA upgrades to primary path of travel: accessibility from the parking lot to the San Diego River Pathway, from there continue path of travel down the beach, sloped sidewalks and high curb walls, and adjust K-rails at existing parking.

In addition, a demolition and rebuilding of the existing sidewalk to provide a more robust foundation to prevent movement and to add walls to prevent sand migrating onto the walking surface for pedestrian safety.

The project received a Regional Park Fund allocation of \$443,306 in Fiscal Year 2019

Design started in Fiscal Year 2018 and is scheduled complete in Fiscal Year 2019.

The construction phase is expected to start and to complete in Fiscal Year 2020.

Seismic Retrofit – Museum of Man, WBS # L12003.3 – City Council District 3

Total Project Cost: TBD

The project scope is to seismically upgrade the Museum structure. The upgrade includes the shotcrete thickening of the walls; provide stiffening of the columns and support the stone ornamentation and perform additional investigations on the building's foundations.

The project received a Regional Park Fund allocation of \$400,000 in Fiscal Year 2019

The project is in the preliminary design phase.

TP South Golf Course Imp Renovation, WBS # S18002 – City Council District 1

Total Project Cost: \$17,000,000.0

The project received a Regional Park Fund allocation of \$150K in Fiscal Year 2018.

Design started in Fiscal Year 2018 and is scheduled to complete in Fiscal Year 2019.

The construction phase is expected to start in Fiscal Year 2019 and to complete in Fiscal Year 2021.

Attachment A shows a summary of active projects with Regional Park Fund allocations and their expenditures/encumbrances to date. Attachment B shows a summary of completed projects.

Respectfully submitted,



Julie Ballesteros
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Attachments: Attachment A – Summary of Active Projects

Attachment B – Summary of Completed Projects

Attachment A – Summary of Active Projects (As of September 2018)

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Old Mission Dam Preservation Project	S00611	\$315,000	\$284,603	Mitigation Monitoring
Mission Trails Regional Park Multi Trail System	S10066	\$85,182	\$7,677	Park Master Plan & Environmental Assessment
Cowles Mountain Trails – Mission Trails	S10065	\$300,000	\$155,345	Construction
Sunset Cliffs Natural Park Hillside Improvements – Phase IA	S10091	\$444,400	\$204,400	Mitigation Monitoring
Sunset Cliffs Natural Park Hillside Improvements – Phase IB	S10091	\$363,255	\$363,255	Construction
Sunset Cliffs Natural Park Ph I – Reveg	L16001.1	\$101,725	\$91,135	Mitigation Monitoring

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Sunset Cliffs Natural Park – PH II Trail & Reveg	L16001.2	\$2,438,951	1,678,605	Construction
Coastal Beach Access Projects – (Orchard Av, Capri by Sea & Old Salt Pool)	B14073	\$510,666	\$91,425	Construction
Chollas Lake Park Playground Improvements	S14002	\$1,289,000	\$1,194,375	Construction
California Tower Seismic Retrofit	L12003.2	\$1,921,660	\$357,190	Bid/ Award
Mohnike Adobe and Hey Barn Restoration	S13008	\$1,147,598	\$513,947	Design
Sunset Cliffs Natural Park Removal of Lomaland Dr. and ladera St. Structures	L14005.1	\$486,000	\$468,124	Design
Sunset Cliffs Natural Park Drainage Improvements	L14005.2	\$672,247	\$462,002	Design

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
La Jolla Parkway/Mt Soledad Erosion Control	B10089	\$500,000	\$355,192	Design
Junipero Serra Museum ADA Improvements	S15034	\$1,500,000	\$369,374	Design
Balboa Park West Mesa Comfort Station Replacements	S15036	\$1,700,000	\$1,503,726	Construction
EB Scripps Park Comfort Station Replacement	S15035	\$950,000	\$389,263	Design
Balboa Park Bud Kearns Aquatic	S17000	\$500,000	\$306,639	Design
Chollas Lake Improvements, Phase 1 – Chollas Lake Electrical Service	L-18001.1	\$143,733	\$27,232	Pre-Design
Bermuda Ave Coastal Access & Seawall Repairs	B17110	\$383,581	\$72,691	Design
Santa Cruz Ave Access Stairs	B18027	\$425,000	\$140,496	Pre-Design
Narraganset Avenue Access	B18026	\$375,000	\$32,835	Pre-Design

PROJECT TITLE	WBS #	TOTAL POST CHARTER RPIF ALLOCATION	EXPENDITURE & ENCUMBRANCE	PHASE
Casa de Balboa Fire Alarm	B17181	\$666,883	\$50,130	Design
Ladera St Beach Access Stairway Emergency Project	B19009	\$1,733,541	\$0	Design
OB Dog Beach Accessibility Improvements	B19000	\$443,305	\$0	Design
Seismic Retrofit-Museum of Man	L12003.3	\$400,000	\$0	Pre-Design
TP South Golf Course Imp Renovation	S18002	\$150,000	\$0	Design

Attachment B – Summary of Completed Projects

COMPLETED PROJECT TITLE	WBS #	Year Completed
Ocean Beach Comfort Station Replacement	B10130	2012
Museum of Man Roof Repair	S11101	2010
Diamond Street Stairs Repair	B12106	2014
Palisades Park Comfort Station	S10026	2015
Pescadero Avenue Stairs Repair	B12106	2014
California Tower Electrical Room Relocation	L12003.1	2015

COMPLETED PROJECT TITLE	WBS #	Year Completed
Los Peñasquitos Canyon Preserve Ranger Station	B00619	2015
Balboa Park Hall of Nations Foundation Repair	B15068	2015
Jas Arnold Trail For All People	S13001	2017
Museum of Art Elevator modernization	B10042	2018
Chicano Park comfort Station Replacement	S13003	2018
Coastal Beach Access	B17029	2018